

Chapter 2

Chapter 2

Existing Construction

**Drawings provided by City
Information gathered by ANCL
Meetings with MNCPPC and DPS
Flood Plain Issues
Easements**

The City provided ANCL with drawings of the “Master Permit” set of construction documents, various miscellaneous drawings showing deed information and newly deeded portions of the site, and existing and newly created easements. Also provided was a significant amount of flood plain documentation in addition to flood plain/civil drawings that were produced for the construction “master permit” set. Also provided were existing drawings showing construction and site information for the original buildings that occupied the site. Except for a few isolated civil drawings, all the “master permit” set architectural drawings showed a gym with underground parking. In addition there were several drawings of utility information provided by the City showing various stages of information. Also provided by the City was a soils report from June 19, 2006.

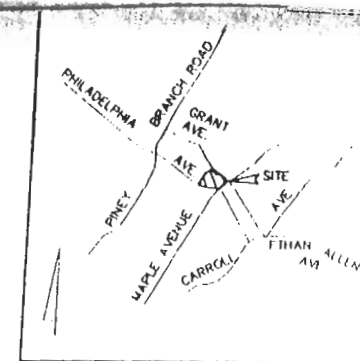
ANCL compiled the available information into small scale drawings to show and confirm with the city what actually was and was not constructed. This is as shown on the following Site 5 drawings in this chapter and shows the property as it is today. These drawings later become the basis of the alternate gym location schemes that follow at the end of this study.¹ Also compiled into one drawing for convenience was the utility information at the pertinent area where it was eventually decided a gym might be placed. Meetings with the City, Recreation Department, and citizen committees were held at the very beginning of the study. Recommendation as to gym size, program and gym location were made by the City. Alternative locations of the Gym were to be in basically the same location as in the MR and the Gym size desired was to be as large as the site could comfortably hold but within the recommendations of what the rec department desired or suggested. The “B” size gym was the directed result; however, the “PB” [Piney Branch] gym size was also looked at under a specific set of utility conditions.

There were meetings with MNCPPC and DPS to discuss the various schemes being considered as well as to discuss the existing Mandatory Referral and its implication on construction of the gym in the same or different location. Reports of Contact on these meetings were made available to the City. As discussed later in this study there were no inherent DPS or MNCPPC problems with locating the gym in the same or nearly same locations and there were not any apparent DPS issue that would preclude the same result. However, MNCPPC wants to review in more detail as the gym and attendant site work is being designed and proposed. MNCPPC parkland has not yet conveyed.

The flood plain issues as developed and currently resolved needed additional review and meetings with those design engineers [CDDI]; meetings were necessary and were arranged for by the City. The gym locations as proposed are now outside the post-construction phase flood plain [see Report of Contact for additional information].

The easements for the utilities were compiled to show what and where on the site these easements are. Some would no longer be required and some still need to be worked out depending on where any rerouting of the utilities is needed, or if needed.

¹ ANCL requested some dimensional checks to accurately pin down the corner of the existing building at distances off the current property line at Grant. There are slight discrepancies between original drawings, permit set drawings that alter the distance to the property line slightly. This needs to be verified as the project develops to be certain of the exact distance available from existing construction to the Grant Ave row/property line. There also is a need to verify invert information on the existing utilities for those utilities that will be rerouted and at their specific location. For this study, it was assumed that the inverts/distance could be made to work. But this needs to be surveyed and verified as the project develops further.



VICINITY MAP
SCALE: 1"=2000'

DATE	10/1/84
BY	W.A. ABELL
CHECKED	W.A. ABELL
APPROVED	W.A. ABELL
SCALE	1"=2000'

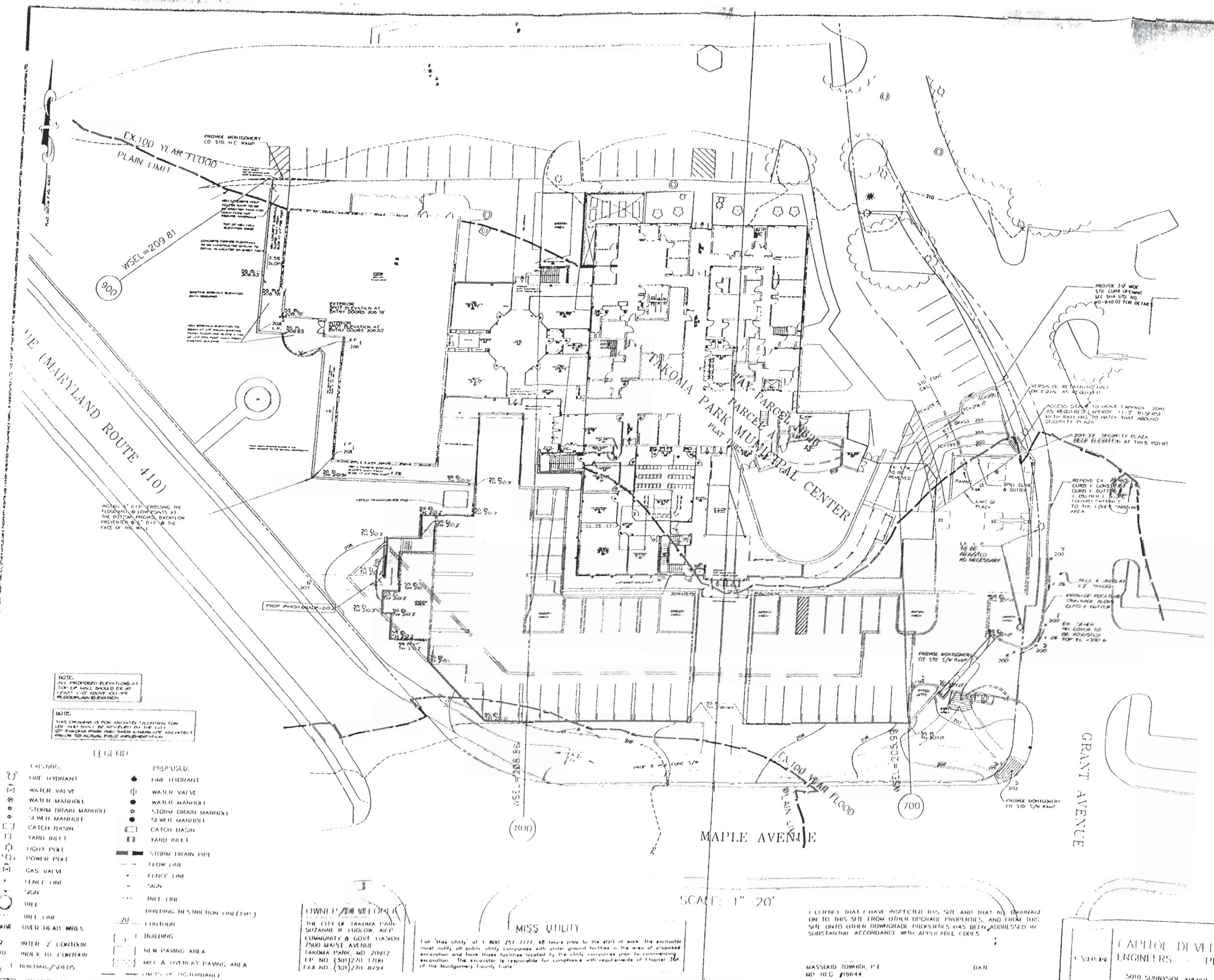
GRADING @ REAR OF PLAZA

TAKOMA PARK MUNICIPAL BUILDING
TAKOMA PARK, MARYLAND

LAWRENCE ABELL & ASSOCIATES LTD.

314 EAST CHARLES STREET, LA PLATA, MARYLAND
PORT OFFICE: 1400 LA PLATA, MARYLAND 20646
PHONE: (301) 870-1100
FAX: (301) 870-1101

SHEET NO. 1 OF 1



NOTE:
ALL PROPOSED ELEVATIONS AT TOP OF WALL SHOULD BE AT LEAST 1'-0" ABOVE 100-YR FLOODPLAIN ELEVATION.

NOTE:
THIS DRAWING IS FOR ANTIQUITY TOLERANCE ONLY AND SHALL BE REVIEWED BY THE CITY OF TAKOMA PARK PRIOR TO ANY CONSTRUCTION. THE CITY OF TAKOMA PARK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CITY OF TAKOMA PARK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA.

LEGEND

- | | |
|---------------------|-----------------------------------|
| EXISTING | PROPOSED |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER VALVE | WATER VALVE |
| WATER MANHOLE | WATER MANHOLE |
| STORM DRAIN MANHOLE | STORM DRAIN MANHOLE |
| SEWER MANHOLE | SEWER MANHOLE |
| CATCH BASIN | CATCH BASIN |
| YARD DIRT | YARD DIRT |
| LIGHT POLE | STORM DRAIN PIPE |
| POWER POLE | FLOW LINE |
| GAS VALVE | ELUV LINE |
| FENCE LINE | SIGN |
| WALL | DIRT LINE |
| DIRT LINE | HOUSING RESTRICTION LINE (EX-100) |
| OVER HEAD WIRE | CONTOUR |
| INTER 2" CONTOUR | BUILDING |
| INDEX TO CONTOUR | NEW PAVING AREA |
| BUILDING/STREETS | MIL & OVERLAY PAVING AREA |
| | CONTOUR OF TERRAIN |

OWNER: THE CITY OF TAKOMA PARK
SUZANNE R. EUDLOW, AICP
COMMUNITY & GOVT. DESIGN
7500 MAPLE AVENUE
TAKOMA PARK, MD 20912
TEL: (301) 270-1700
FAX: (301) 270-1724

MISS UTILITY

For "Miss Utility" at 1-800-251-7777, 48 hours prior to the start of work, the excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

I CERTIFY THAT I HAVE INSPECTED THIS SITE AND THAT ALL DRAINAGE ON TO THIS SITE FROM OTHER UNPAVED PROPERTIES, AND FROM THE SITE ONTO OTHER DOWNGRADE PROPERTIES HAS BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.

WASSERLOU TOWNSHIP, P.E.
MD REG. #19644

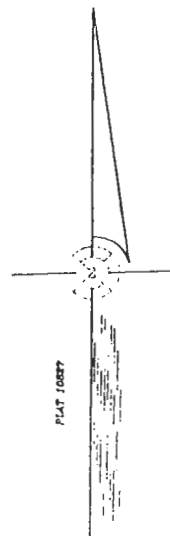
DATE

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

5010 SUNNYSIDE AVENUE - SUITE 200 BELTSVILLE, MD 20705
PHONE: (301) 982-1700 FAX: (301) 982-1700

Attachment "A"





TAX PARCEL P614
THE BOARD OF EDUCATION
OF MONTGOMERY COUNTY, MARYLAND
LIBER 336 FOLIO 240

PARCEL A
THE HODGES TRACT
PLAT 8006

BONNIE VIEW
BLOCK 10
PLAT 1460

GRANT AVENUE
80' DEDICATION
PLAT 1412

TAX PARCEL P560
CITY OF TAKOMA PARK
LIBER 3126 FOLIO 153 (PARCEL FIVE)

TITLE STATUS
UNKNOWN

TAX PARCEL N026
PARCEL A
TAKOMA PARK MUNICIPAL CENTER
PLAT 10827

GRANT AVENUE
80' DEDICATION
PLAT 1460

MAPLE AVENUE

PHILADELPHIA AVENUE (MARYLAND ROUTE 450)

02009
DEED LAYOUT

LANDS OF
THE CITY OF TAKOMA PARK
LIBER 316 FOLIO 312, LIBER 2062 FOLIO 622
LIBER 2609 FOLIO 471, LIBER 1632 FOLIO 551
LIBER 2800 FOLIO 255, PLAT 1470

THE SAME BEING
PARCEL A
TAKOMA PARK MUNICIPAL CENTER
PLAT 10827

SITUATE AT 101 PHILADELPHIA AVENUE
CITY OF TAKOMA PARK
WHEATON SILVER SPRING ELECTION DISTRICT 13
MONTGOMERY COUNTY, MARYLAND

1" = 30' DEM 03-10-02

TAX MAP JN42 PARCEL N026
ADC MAP 37 GRID C12

GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

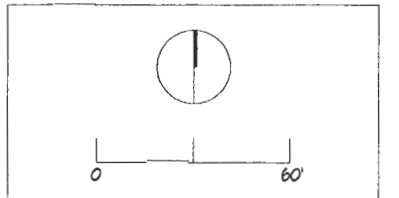
NOTES:
1. GRADES, PROPERTY LINE AND
OTHER SITE INFORMATION APROX.
NEED SURVEY TO VERIFY.
2. DRAWING REPRESENTS APPROXIMATE
EXISTING CONDITIONS OF TAKOMA
PARK COMMUNITY CENTER SITE.

EXIST. AREA CALCULATIONS:
LEVEL 1: 16,000 SF
LEVEL 2: 30,000 SF
(7,500 SF LIBRARY)
LEVEL 3: 10,500 SF
TOTAL 56,500 SF

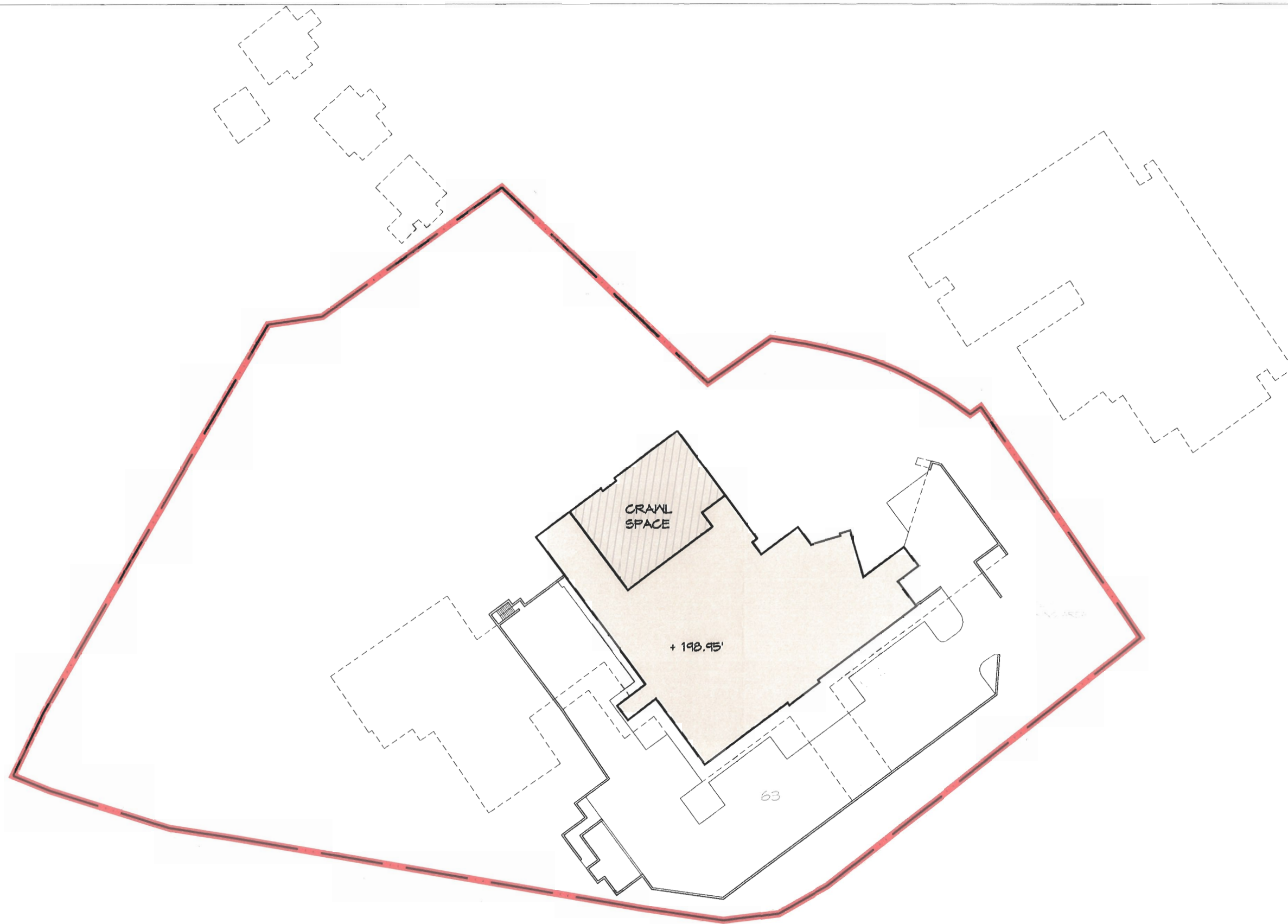
EXIST. PARKING CALCULATIONS:
LEVEL 1:
- SURFACE SPACES:
46 (2 HC)
- ENCLOSED GARAGE SPACES:
8
- OPEN GARAGE SPACES:
9
TOTAL SPACES: 63 (2 HC)
TOTAL AREA: 21,200 SF

LEVEL 2:
- SURFACE SPACES:
82 (5 HC)
TOTAL SPACES: 82 (5 HC)
TOTAL AREA: 25,800 SF

TOTAL SPACES, ALL LEVELS:
145 (7 HC)
TOTAL PARKING AREA, ALL LEVELS:
47,000 SF



SITE 5
LEVEL 1 PLAN



GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

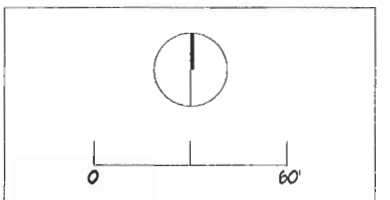
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TOTAL SPACES, ALL LEVELS:
145 (7 HC)
TOTAL PARKING AREA, ALL LEVELS:
47,000 SF



SITE 5
LEVEL 2 PLAN



ANCL[®]
ARCHITECTS

GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

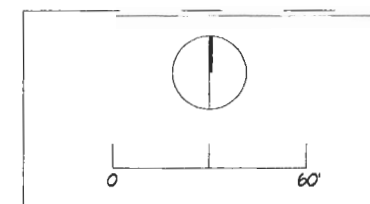
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TOTAL 56,500 SF

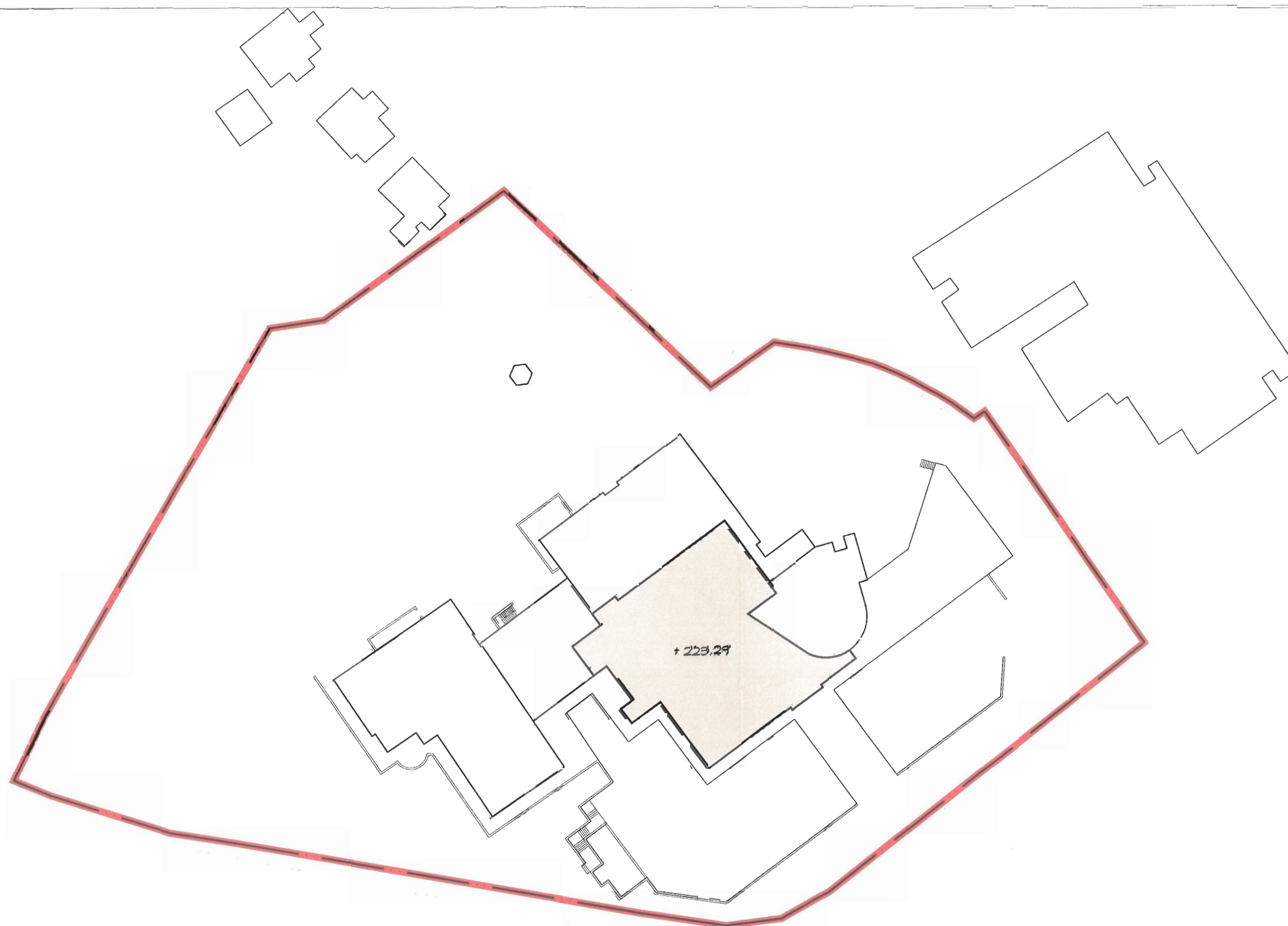
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TOTAL AREA: 21,200 SF

LEVEL 2:
- SURFACE SPACES:
82 (5 HC)
TOTAL SPACES: 82 (5 HC)
TOTAL AREA: 25,800 SF

TOTAL SPACES, ALL LEVELS:
145 (7 HC)
TOTAL PARKING AREA, ALL LEVELS:
47,000 SF



SITE 5
LEVEL 3 PLAN

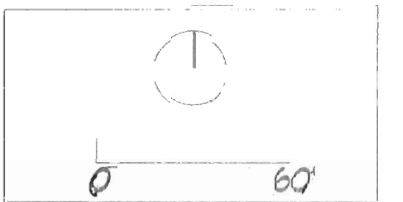


GYMNASIUM
FEASIBILITY STUDY
TAKOMA PARK
COMMUNITY CENTER

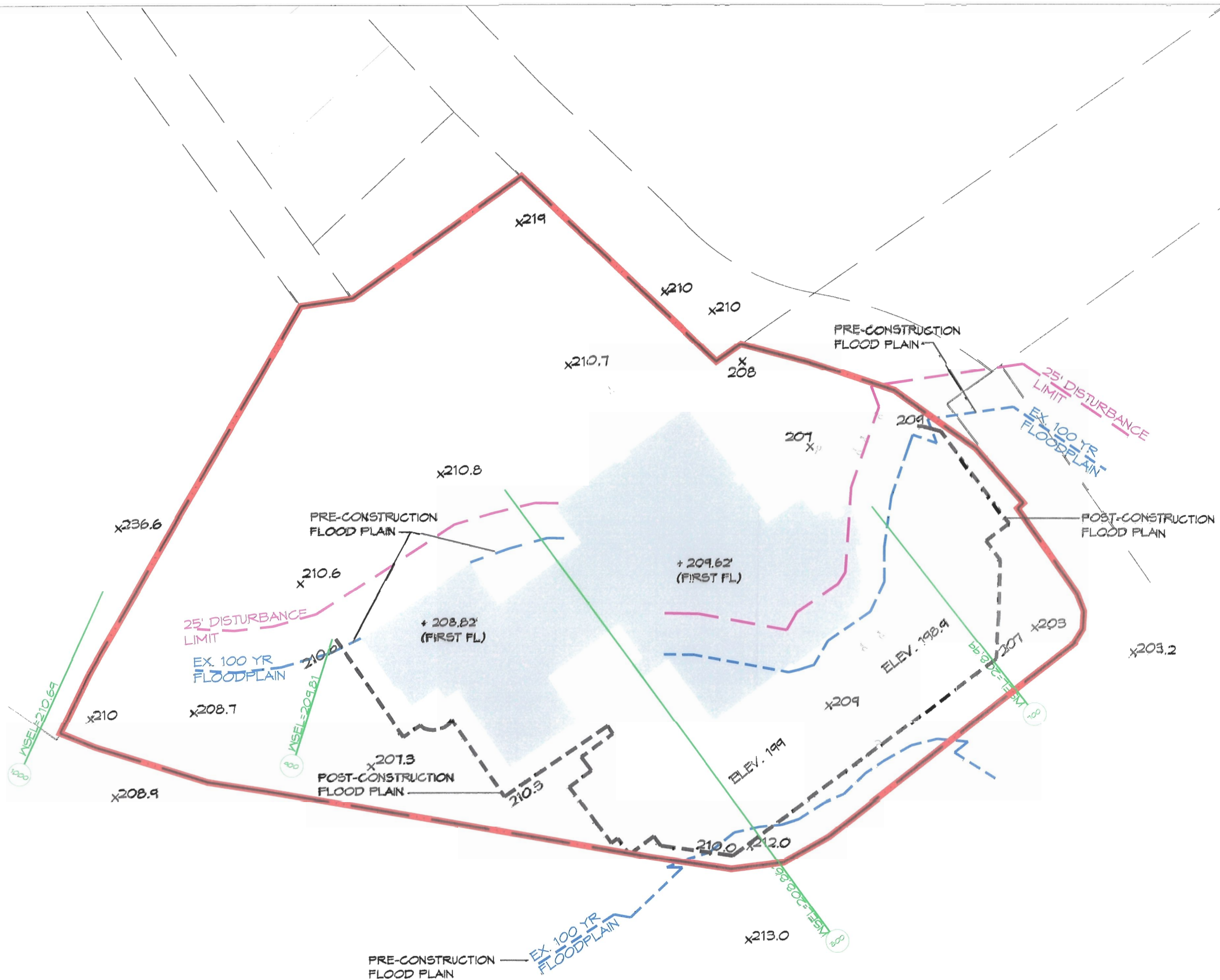
11/01/06

- NOTES:
1. DRAWING E3 (MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD. AND LAND SURVEY FROM WALLACE R. AMOS AND ASSOCIATES, LTD. WAS USED.
 2. DRAWING EX. 100 YEAR FLOOD PLAIN ON SITE 1/12/03, C-14 AND OTHER CIVIL DRWG'S FROM LAWRENCE & ABELL ASSOC. LTD. WAS USED FOR ALL FLOOD AND RETAINING WALL DATA.
 3. NOT ALL POINTS AND LINES ARE DEFINITE, NEED TO FIELD VERIFY.

- [] 100 YEAR FLOODPLAIN
- [] FLOODWALL
- [] *ANY DISTURBANCE WITHIN 25' OF THE 100-YR FLOOD PLAIN LIMITS WILL REQUIRE A FLOODPLAIN DISTRICT PERMIT -DPS 9-9-02
- WSEL WATER SURFACE ELEVATION



SITE 1 FLOOD PLAIN &
RETAINING WALL



GYMNASIUM
FEASIBILITY STUDY
TAKOMA PARK
COMMUNITY CENTER

11/01/06

NOTES:

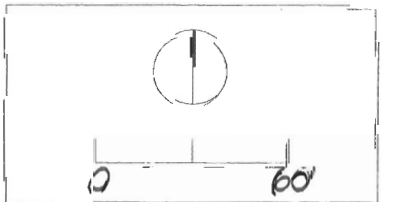
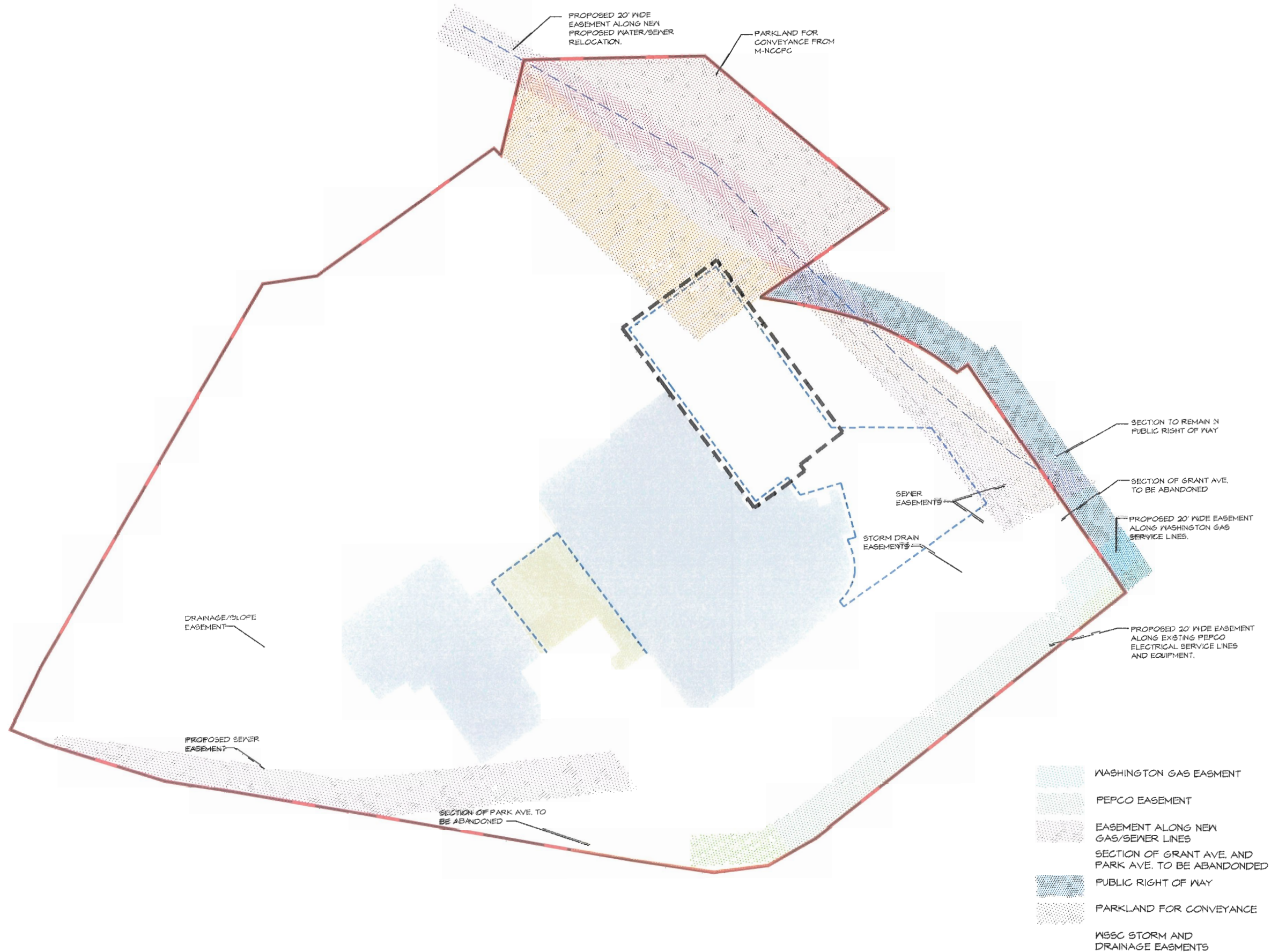
1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) AND ORDINANCE 2002-30 ATTACHMENT "A" FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-13-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
2. NOT ALL POINTS AND LINES ARE DEFINITE, NEED TO FIELD VERIFY.



FOOTPRINT OF PROPOSED GYM FROM LAWRENCE ABELL ASSOC.



FOOTPRINT OF PROPOSED UNDERGROUND AREA FROM LAWRENCE ABELL ASSOC.



SITE 4 EASEMENTS